Berlin – Prenzlauer Berg

Quiet 1-room apartment in an old building in the popular Kollwitzkiez - Prenzlauer Berg - vacant!

Property ID: 25463012

PURCHASE PRICE: 249.000 EUR • **LIVING SPACE:** ca. 35 m² • **ROOMS:** 1

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At a glance

Property ID	25463012
Living Space	ca. 35 m²
Floor	2
Rooms	1
Bedrooms	1
Bathrooms	1
Year of construction	1914

Purchase Price	249.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2001
Condition of property	Well-maintained
Construction method	Solid

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	20.07.2028
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	113.00 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1914

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The property

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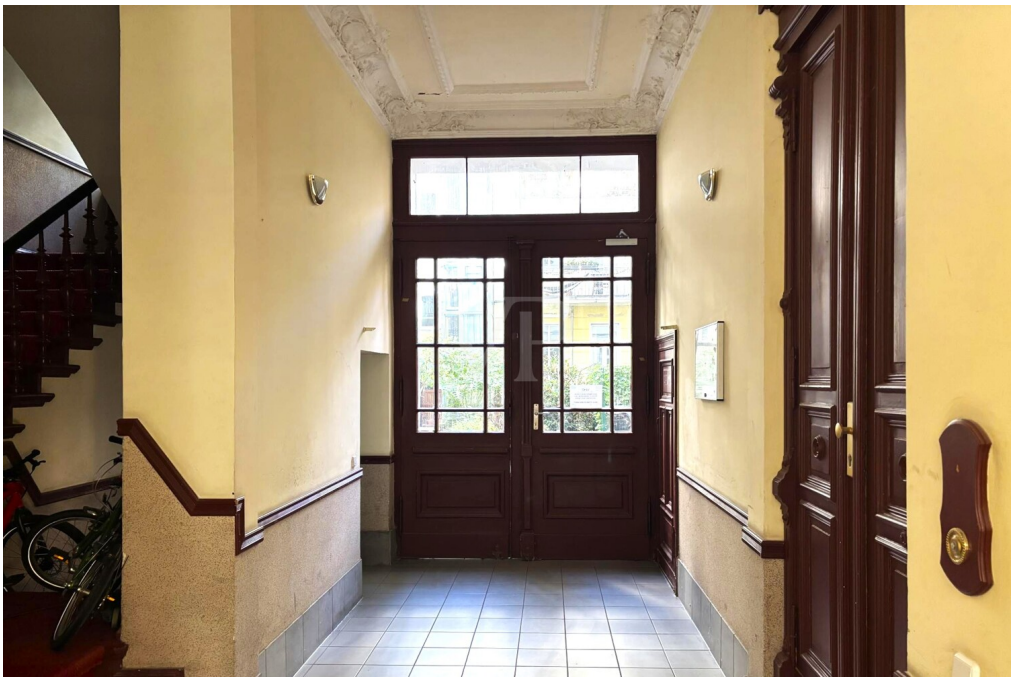
The property



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The property

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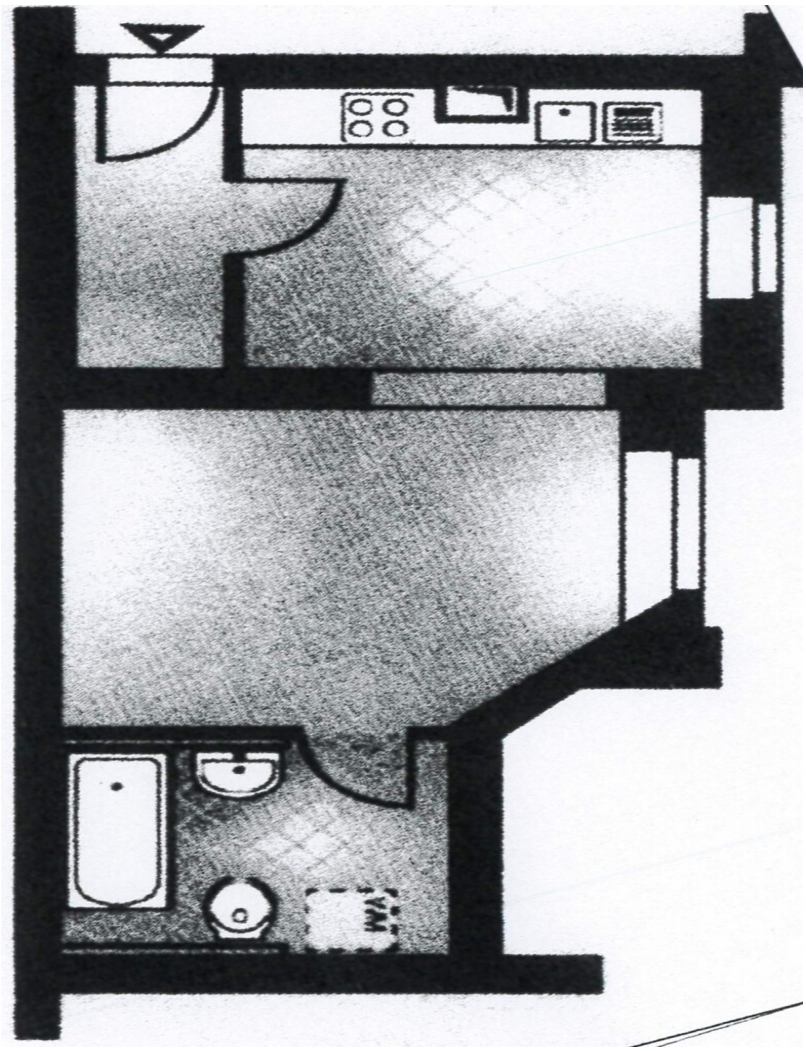
Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This quiet approx. 35 m² 1-room apartment in an old building in well-kept condition presents itself as an interesting living opportunity in the sought-after Kollwitzkiez in the heart of Prenzlauer Berg (milieu protection area). The property is located on the 2nd floor of the side wing of an apartment building built around 1914 - a typical old building with a ceiling height of up to approx. 2.80 m.

The apartment offers a spacious kitchen with kitchenette. It is open to the bright living and sleeping area, which can be individually furnished. The modernized bathroom is equipped with a bathtub and offers plenty of space.

Particularly noteworthy are the generous double-glazed plastic windows, which provide excellent light and a pleasant atmosphere. The flooring in the living room consists of easy-care laminate, while the kitchen and bathroom are fitted with timeless tiles.

Heating is provided by gas central heating, which also ensures the hot water supply. There is also a cellar compartment and bicycle storage facilities in the inner courtyard. The house rent is set at EUR 226.33 per month (incl. EUR 14.31 maintenance reserve). The last modernization of the apartment took place in 2001 - a renovation of the strings in the house took place in 2024.

The location of the apartment impresses with its easy accessibility to central amenities and public transport connections. Shopping facilities, restaurants and other everyday amenities are in the immediate vicinity. At the same time, the side wing with a view of the inner courtyard provides a quiet and pleasant living environment.

This apartment is particularly suitable for singles, commuters or students looking for a well-kept home in an urban environment. Here you benefit from the advantages of a modern, compact apartment with well thought-out space.

Arrange a viewing appointment and see for yourself what this property has to offer. We look forward to your inquiry!

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Details of amenities

- Apartment in the side wing
- Kitchen with kitchenette
- Ceiling height up to approx. 2.80 m
- Laminate / tiles
- Double-glazed plastic windows
- Bathroom with tub
- Gas central heating (2001)
- cellar compartment
- Inner courtyard with bicycle parking

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All about the location

Discover one of Berlin's most beautiful districts, Prenzlauer Berg (milieu protection area)! The Kollwitzkiez in particular impresses with its preserved Wilhelminian and Art Nouveau architecture, green side streets and a lively neighborhood full of trendy cafés, restaurants and boutiques.

Kollwitzplatz, the Prenzlauer Berg water tower, Winsviertel, Oderberger Straße, Kastanienallee, Volkspark Friedrichshain and the world-famous Mauerpark - popular meeting places for young and old - are all in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood.

The public transport connections are excellent. The subway stations Senefelderplatz and Eberswalder Straße (U2) are within walking distance and offer fast connections to other parts of the city. The M2 and M10 streetcar lines are also just a few meters away and provide convenient connections to Alexanderplatz, the main train station and other central locations in Berlin.

This apartment not only offers an excellent infrastructure with supermarkets, doctors' surgeries, pharmacies, kindergartens and schools within walking distance, but also numerous leisure activities. Whether you want to go for a walk in the nearby parks, go jogging or enjoy urban life - you will find everything your heart desires here.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 20.7.2028.
Endenergieverbrauch beträgt 113.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1914.
Die Energieeffizienzklasse ist D.

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Contact partner

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